

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, May 15, 2012 at 4:00 P.M. in the Lower Level Training room at City Hall, 828 Center Avenue. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Todd Wolf, John Van Der Male, Ald. Julie Kath, Jerry Jones and Ryan Sazama

Excused: Don Cvetan

Staff present: Steve Sokolowski and Kristin Reichart

Others: Denise Quasius, Ray Haen, Karen Grupe, Sarah Annelin, Nancy Jenkins, Peggy Henseler, Paul R. Mertens, Janet Mertens, Tom Mertens, Ron Van Rooyen, Katherine Rodriguez, Scott Matula

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the April 24, 2012 meeting.

John Van Der Male moved, Jerry Jones seconded to approve the minutes of the April 24, 2012 meeting. The motion passed unanimously.

Conditional Use Permit application by Sheboygan Leadership Academy to operate a Pre-K through 8th grade Charter School at the former RCS facility located at 1305 St. Clair Avenue.

Ray Haen and Denise Quasius were present to discuss this matter.

Sheboygan Leadership Academy is proposing to operate a new charter school at 1305 St. Clair Avenue (the former Rehabilitation Center of Sheboygan facility located at the southeast corner of N. 14th Street and St. Clair).

On May 7, 2012, the Common Council approved to rezone this property from Urban Industrial (UI) to Urban Commercial (UC). Since the property has been rezoned to UC, Sheboygan Leadership Academy now has the ability to submit a conditional use permit proposing to operate a school from this property/facility because a school is considered a conditional use in the UC zone.

The applicant stated Leadership Academy would lease the facility/property to operate a pre-kindergarten thru 8th grade school. This would be a single-track school with 100 to 150 students, 13 teachers and 10 classrooms.

Sheboygan Leadership Academy is dedicated to providing a challenging academic curriculum interwoven with virtue development, leadership training and meaningful service to the community. Service learning is a teaching strategy that links community service into all core subjects, challenging students to demonstrate what they have learned by applying it to real life

situations. The goal is to create civic-minded participating youth that will use service learning skills as they mature into influential, altruistic adults.

Katherine Rodriguez lives across the street in the property located at 1322 St. Clair Ave. Ms. Rodriguez expressed concerns regarding a possible lack of parking stalls available for residents and visitors. She also expressed concerns regarding a condemned property nearby.

School will use existing parking lot on the north side of St. Clair Avenue that has 31 spaces. There is also marked diagonal parking in front of the building that has 2 handicap and 12 standard stalls.

Jerry Jones moved, John Van Der Male seconded to approve the Conditional Use Permit application subject to the following conditions:

1. The applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, etc.
2. If a dumpster is used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets (especially residential properties).
5. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
6. If there is any exterior remodeling/renovating, the applicant will be required to submit architectural plans to the City of Sheboygan Architectural Review Board.
7. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed unanimously.

Conditional Use Permit application by Bare Bonz Boyz to operate a commercial kitchen for carry-out and delivery services from the BP mini-mart located at 1030 S. 14th Street.

Tom Mertens, Paul Mertens, Janet Mertens and Scott Matula were present to discuss this matter.

In October of 2011, the Plan Commission approved a conditional use permit from Dinesh Tiwari (Bhupin Minimart, LLC) to convert the existing service station and garage at 1030 S. 14th Street into a minimart. Mr. Tiwari is now considering leasing the southwest corner of the building to Bare Bonz Boys who are proposing to operate a commercial kitchen for pickup and delivery (this area is presently used for storage).

Bare Bonz Boys are proposing to construct a commercial kitchen for broasted food items for pickup and delivery - there will be no seating located in this space. There will be minor exterior and interior renovations to the building in order to operate the commercial kitchen. The business will have three (3) employees.

Jerry Jones moved, Ryan Sazama seconded to approve the Conditional Use Permit Application subject to the following conditions:

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, occupancy, health, food, etc.
2. If dumpsters are to be located outside, the dumpster shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. Applicant will be required to obtain a conditional use/sign permit for each sign to be installed on the property prior to installation.
7. The new pickup/delivery restaurant and the mini-mart shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance.
8. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:35 p.m. Motion carried.

Kristin Reichart
Recording Secretary